

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
January 4, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
January 12, 2010

CASE NO.	R2009-0026
APPLICANT:	TP & Betty Caruthers
REPRESENTATIVE:	Reggie Caruthers
REQUESTED ACTION:	Rezone 10 acres MOL from A5 to CH (Heavy Commercial).
EXISTING ZONING:	A5
FUTURE LAND USE:	Commercial (Pending SS2009-0006)
EXISTING USE:	Residence
PARCEL SIZE:	10 acres MOL
GENERAL LOCATION:	Oxford/Wildwood
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Commercial	NORTH: CL/RR
SOUTH: Commercial	SOUTH: C3/CH
EAST: Agriculture	EAST: A5
WEST: Commercial/City of Wildwood	WEST: C2/Commercial (City of Wildwood)
COMMISSIONER'S DISTRICT:	Don Burgess

CASE SUMMARY:

This rezoning is to change the zoning of the subject property from A5 to CH (Heavy Commercial). The application consists of one parcel encompassing approximately 10 acres within the Oxford/Wildwood area of unincorporated Sumter County. The subject property is located on the east side of US 301 approximately 1/3 mile south of C-466.

CASE ANALYSIS:

The properties to the north, south, and west of the subject property have existing commercial zonings. The properties to the south have existing C3 and CH (Heavy Commercial) zonings. In addition, properties to the west of the subject property are located within the City of Wildwood with a commercial land use and zoning designation. The property to the east of the subject property has an A5 zoning. However, the property to the east is owned by the applicant.

The subject property is located within the joint planning area with the City of Wildwood. The proposed CH zoning of the subject property is consistent with the conceptual land use pattern approved through the adoption of the Interlocal Service Boundary Agreement with the City of Wildwood.

DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

Staff deems the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 9 (In objection) 0 (In favor) 0

Zoning & Adjustment Board Recommendation:



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

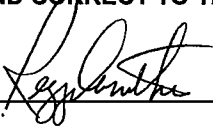
910 N. Main Street, Suite 301, Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

Project No: R2009-0026

Application: 11/17/2009 SCO

Parent Project: SS2009-0006

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE Commercial		PROJECT DESCRIPTION REZONE 10 ACRES MOL FROM A5 TO CH	
OWNER CARUTHERS, T P JR & BETTY G		ADDRESS PO BOX 97, OXFORD, FL 34484		PHONE 352	
AGENT/APPLICANT REGGIE CARUTHERS		ADDRESS		PHONE (352) 748-1182	
PARCEL # D17=052	SEC/TWP/RNG 171823	GENERAL OXFORD AREA	DIRECTIONS TO PROPERTY N ON US 301 THROUGH WILDWOOD. PROPERTY IS APPROX 1/4 mile N OF CR 214 ON THE W SIDE OF THE ROAD.		
Property Address 11203 N US 301, Oxford, FL 34484					
PARCEL SIZE 52.37 ACRES MOL		F.L.U. COMM	LEGAL DESCRIPTION BEG 460 FT N OF SW COR RUN N 1872.15 FT THENCE E TO W/LY R/W OF SAL RR S 12 DEG 02 MIN 45 SEC E ALONG SAID RW 1916.45 FT W 1647.7 FT TO POB LESS COMM AT NW COR OF SW 1/4 OF SW 1/4 RUN S 175 FT TO POB RUN E 450 FT S 729.25 FT W 450 FT N 729.98 FT TO POB		
PRESENT ZONING A5 & CH		PRESENT USE COMM BLDG			
REQUESTED REZONING CH		REZONED ACREAGE 10 ACRES MOL		REZONED LEGAL DESCRIPTION W 435.6' OF N 1000' OF THE FOLLOWING DESCRIBED PARCEL :BEG 460' N OF SW COR RUN N 1872.15' THENCE E TO W/LY R/W OF SAL RR S12DEG 2'45" E ALONG SAID RW 1916.45' W 2647.7' TO POB LESS COMM AT NW COR OF SW 1/4 RUN S 175' TO POB RUN E 450' S 729.25' W 450' N 729.99' TO POB	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH A5 & RR/RES COMM	EAST A5/RES AG	SOUTH A5 & RR/RES & VACANT AG	WEST WILDWOOD, AG, MUNC	
As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.					
UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.					
			November 17, 2009		
Signature(s)			Date		
A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.					
Zoning and Adjustment Board		1/4/2010 6:30 PM	Room: 142	Action: _____	
County Commission Meeting		1/12/2010 5:30 PM	Room: 142	Action: _____	
NOTICES SENT 9		RECEIVED IN FAVOR		RECEIVED OBJECTING	
Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.					

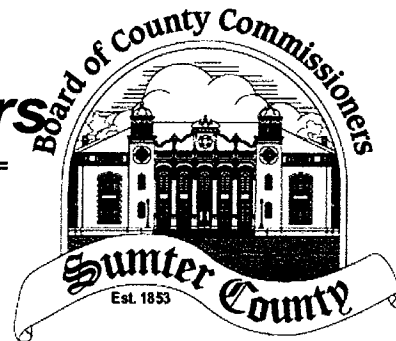
Board of County Commissioners

Division of Planning & Development

Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274

Website: <http://sumtercountyfl.gov/plandevlop>



Authorization Form for Individuals

State of Florida
County of Sumter

I/we, the undersigned as the () Applicant ☒ Owner hereby authorize REGGIE CARUTHERS
to act as my/our agent in connection with the ☒ Rezoning ()
Comprehensive Plan Amendment () Special Use Permit () Temporary Use Permit
() Conditional Use Permit () Operating Permit ☒ Other: SMALL SCALE LAND USE PLAN

on the following described property located in Sumter County, Florida: D17=052

Dated this 1ST day of DECEMBER, 2009.

T.P. Caruthers Jr. Betty G. Caruthers
Signature Signature
Printed Name: T.P. CARUTHERS JR. Printed Name: BETTY G. CARUTHERS

SWORN TO and subscribed before me this 19th day of DEC, 2009, by
TP CARUTHERS JR. & BETTY G. CARUTHERS personally known to me to the
person(s) named above or who produced the following identification:

[Signature]
Notary Public, State of Florida
My Commission expires: _____

(Seal)



Bradley T. Cornelius, AICP
Planning Manager
(352) 569-6027

Bradley S. Arnold,
County Administrator
(352) 793-0200
910 N. Main Street
Bushnell, FL 33513

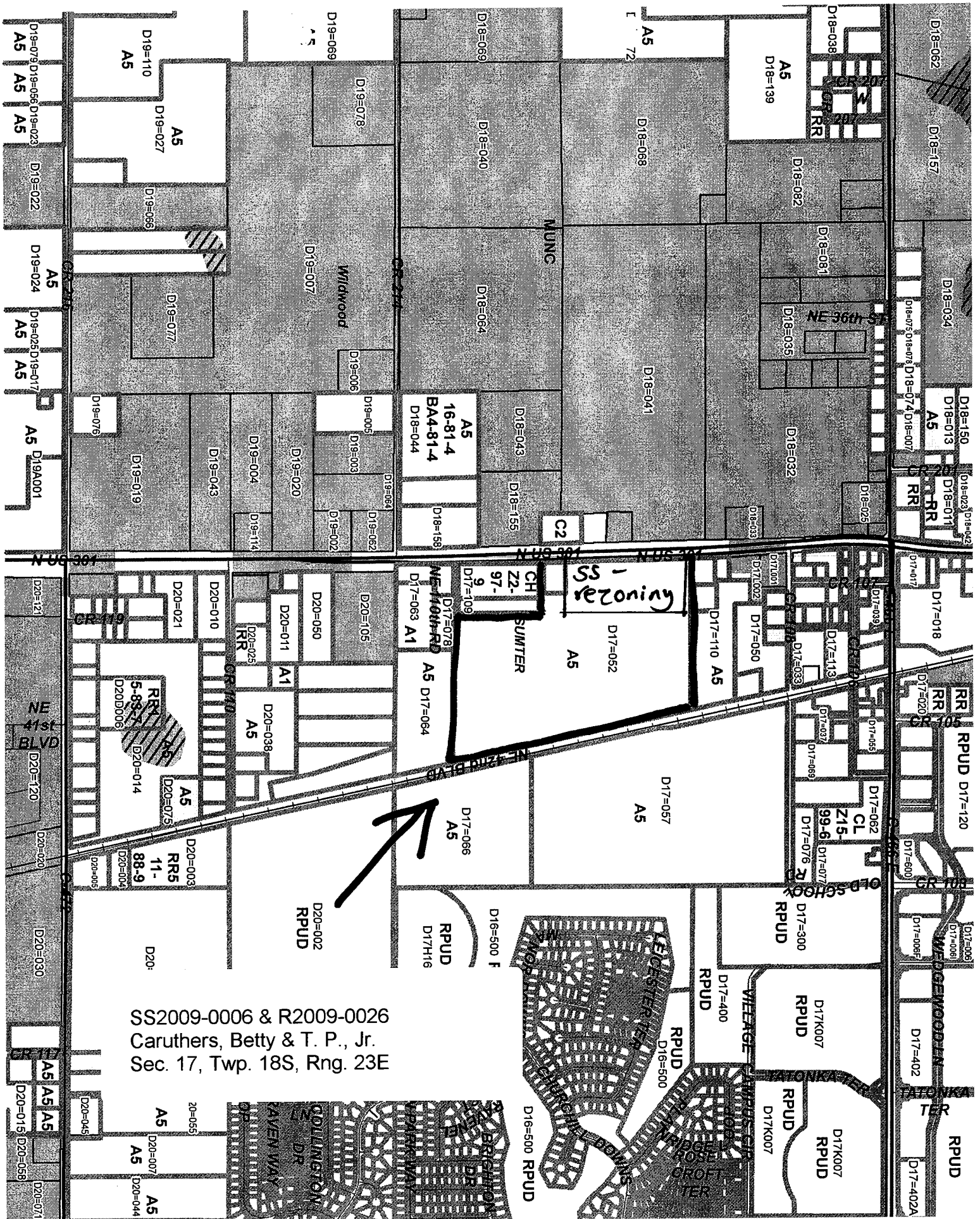
Richard "Dick" Hoffman, Dist 1
(352) 753-1592 or 793-0200
910 N. Main Street
Bushnell, FL 33513

Doug Gilpin, Dist 2
Vice Chairman
(352) 793-0200
910 N. Main Street
Bushnell, FL 33513

Vacant, Dist 3
(352) 753-1592 or 793-0200
910 N. Main Street
Bushnell, FL 33513

Garry Breeden, Dist 4
Chairman
(352) 793-0200
910 N. Main Street
Bushnell, FL 33513

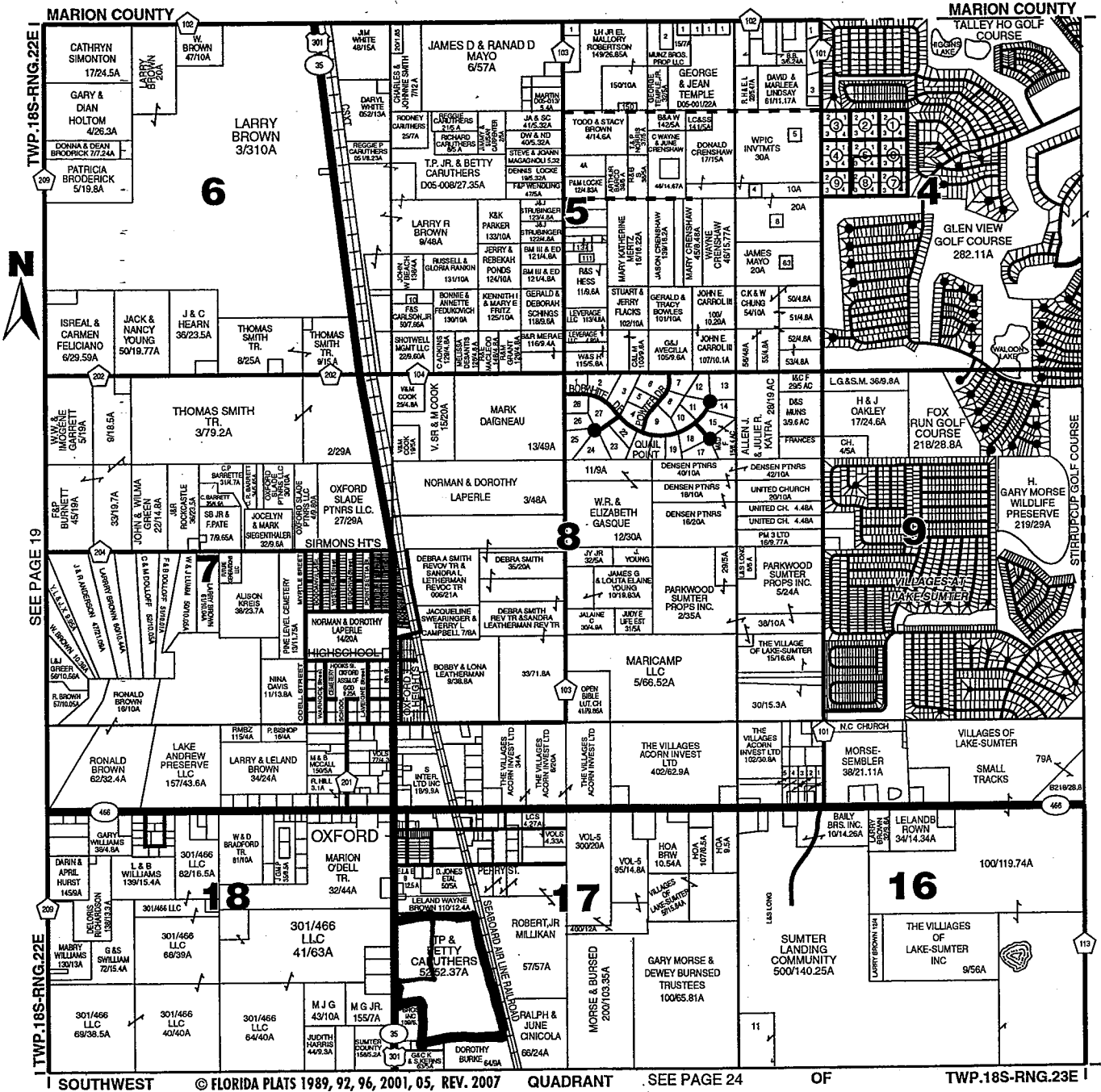
Randy Mask, Dist 5
2nd Vice Chairman
Office: (352) 793-0200
Home: (352) 793-3930
910 N. Main Street
Bushnell, FL 33513



TWP.18S-RNG.23E

NORTHWEST QUADRANT
SUMTER COUNTY, FLORIDA

0 SCALE OF MILES 1/2 1
0 660 1320 1980 2640 SCALE OF FEET 5280



SS2009-0006 & R2009-0026
Caruthers, Betty & T. P., Jr.
Sec. 17, Twp. 18S, Rng. 23E